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PART IV-B

**Rules and Orders (Other than those published in Parts I, I-A, and I-L) made
by the Government of Gujarat under the Gujarat Acts**

URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT NOTIFICATION

Sachivalaya, Gandhinagar, 6th September, 2024

THE GUJARAT TOWN PLANNING AND URBAN DEVELOPMENT ACT, 1976.

No. GH/V/329 OF 2024/UDUHD/DVP/e-file/18/2023/10503/L :- WHEREAS, the Final Development Plan of Ahmedabad Urban Development Authority was sanctioned under Government Notification, Urban Development and Urban Housing Department No.GH/V/207 of 2014/DVP-112013-4777-L, dated.20.12.2014 (hereinafter referred to as "the said Development Plan" and "the said Authority").

AND WHEREAS, the said Authority has send the proposal for variation in the said Development Plan by communication dated 23.11.2023.

AND WHEREAS, the Government of Gujarat is of the opinion that it is necessary, in the public interest, to make variation in the said Development Plan.

NOW THEREFORE, in exercise of the power conferred by sub-section (1) of section 19 of the Gujarat Town Planning and Urban Development Act, 1976 (President's Act No. 27 of 1976), (hereinafter referred to as "the said Act") the Government of Gujarat hereby: -

1. Proposes to modify the said Development Plan by way of variation in the manner specified in the Schedule below, and;
2. Calls upon any person to submit suggestion or objection, if any, with respect to the proposed variation to the Principal Secretary to Government of Gujarat, Urban Development and Urban Housing Department, Sachivalaya, Gandhinagar, in writing, within a period of two months from the date of the publication of this notification in the *Official Gazette*.

SCHEDULE

Propose variation in the Final Development Plan of the said Authority sanctioned by Government Notification, Urban Development and Urban Housing Department No. GH/V/207 of 2014/DVP-112013-4777-L, dtd.20.12.2014.

1. The lands earmarked as shown in column no. (3) and designated as shown in column no. (4) shall be deleted from the said designation and shall be re-designated as shown in column no. (5) under section of the said Act as shown in column no. (6) of the table below;

Sr. No.	Plan No.	Pocket No.	Designation as per said Development Plan	Proposed designation	Enabling Section
(1)	(2)	(3)	(4)	(5)	(6)
1.	1	P-1	Open Space	Garden	12 (2) (a)
2.	2	P-2, P-3	Residential Zone-1	Road	12 (2) (d)
3.	3	P-4	Residential Zone-1	Public Purpose Zone	12 (2) (a)
4.	5	P-6	Residential Zone-1	Multi Use Zone	12 (2) (a)
5.	6	P-7	Multi Use Zone	Open Space	12 (2) (a)
6.	7	P-8	Public Purpose Zone	Multi Use Zone	12 (2) (a)
7.	8	P-9A	Garden	Multi Use Zone	12 (2) (a)
8.	8	P-9B	Open Space	Multi Use Zone	12 (2) (a)
9.	9	P-10A, P-10C	Multi Use Zone	Garden	12 (2) (a)
10.	9	P-10B	Road	Garden	12 (2) (d)
11.	9	P-10D	Open Space	Garden	12 (2) (a)
12.	12	P-11	Multi Use Zone	Public Purpose Zone	12 (2) (a)
13.	13	P-12	Multi Use Zone	Road	12 (2) (d)
14.	13	P-13	Open Space	Road	12 (2) (d)
15.	14	P-14, P-16	Multi Use Zone	Entertainment Zone	12 (2) (a)
16.	14	P-15	Road	Entertainment Zone	12 (2) (d)
17.	15	P-17, P-18	Open Space	Multi Use Zone	12 (2) (a)
18.	16	P-19	Open Space	Sport Purpose Zone	12 (2) (a)
19.	16	P-20	Open Space	Public Purpose Zone	12 (2) (a)
20.	17	P-21	Public Purpose Zone	Road	12 (2) (d)
21.	18	P-23, P-24, P-25	Public Purpose Zone	Multi Use Zone	12 (2) (a)
22.	18	P-26	Public Purpose Zone + Road	Multi Use Zone	12 (2) (a) 12 (2) (d)
23.	18	P-27	Public Purpose Zone + Road	Open Space	12 (2) (a) 12 (2) (d)
24.	18	P-28	Public Purpose Zone + Road	Multi Use Zone	12 (2) (a) 12 (2) (d)
25.	18	P-29	Road	Public Purpose Zone	12 (2) (d)
26.	19	P-30	Multi Use Zone	Open Space	12 (2) (a)
27.	19	P-31	Multi Use Zone	Garden	12 (2) (a)
28.	20	P-32, P-33	Garden	Multi Use Zone	12 (2) (a)
29.	20	P-34	Open Space	Multi Use Zone	12 (2) (a)
30.	21	P-35	Multi Use Zone	Garden	12 (2) (a)
31.	21	P-36	Public Purpose Zone	Garden	12 (2) (a)
32.	24	P-40	Multi Use Zone	Entertainment Zone	12 (2) (a)
33.	24	P-41	Public Purpose Zone	Entertainment Zone	12 (2) (a)
34.	24	P-42	Multi Use Zone	Open Space	12 (2) (a)
35.	24	P-43	Public Purpose Zone	Open Space	12 (2) (a)
36.	25	P-44	Multi Use Zone	Garden	12 (2) (a)
37.	26	P-45	Multi Use Zone	Open Space	12 (2) (a)
38.	27	P-46, P-47	Burial and Cremation Ground	Road	12 (2) (d)

Sr. No.	Plan No.	Pocket No.	Designation as per said Development Plan	Proposed designation	Enabling Section
(1)	(2)	(3)	(4)	(5)	(6)
39.	28	P-48	Open Space	Road	12 (2) (d)
40.	28	P-49	Residential Zone-1	Road	12 (2) (d)
41.	28	P-51	Sewage Treatment Plant	Road	12 (2) (d)
42.	29	P-52	Public Purpose Zone	Garden	12 (2) (a)
43.	29	P-53	Multi Use Zone	Garden	12 (2) (a)
44.	29	P-54	Multi Use Zone	Public Purpose Zone	12 (2) (a)
45.	30	P-56	Road	Open Space	12 (2) (d)
46.	31	P-57	Garden	Multi Use Zone	12 (2) (a)
47.	31	P-58	Garden	Public Purpose Zone	12 (2) (a)
48.	33	P-60	Garden	Open Space	12 (2) (a)
49.	33	P-61	Sport Purpose Zone	Open Space	12 (2) (a)
50.	33	P-62	Sport Purpose Zone	Road	12 (2) (d)
51.	34	P-63	Sport Purpose Zone	Garden	12 (2) (a)
52.	35	P-64	Public Purpose Zone	Multi Use Zone	12 (2) (a)
53.	35	P-65	Sport Purpose Zone	Multi Use Zone	12 (2) (a)
54.	35	P-66	Sport Purpose Zone	Open Space	12 (2) (a)
55.	35	P-67	Public Purpose Zone	Open Space	12 (2) (a)
56.	36	P-68	Public Purpose Zone	Road	12 (2) (d)
57.	37	P-69	Public Purpose Zone	Multi Use Zone	12 (2) (a)
58.	37	P-70	Road+Multi Use Zone+ Public Purpose Zone	Open Space	12 (2) (a)
59.	37	P-71, P-72	Multi Use Zone	Open Space	12 (2) (a)
60.	38	P-73	Open Space	Public Purpose Zone	12 (2) (a)
61.	38	P-74	Open Space	Garden	12 (2) (a)
62.	38	P-75	Public Purpose Zone	Garden	12 (2) (a)
63.	39	P-76	Open Space	Public Purpose Zone	12 (2) (a)
64.	42	P-79, P-80	Open Space	Entertainment Zone	12 (2) (a)
65.	42	P-81	Public Purpose Zone	Entertainment Zone	12 (2) (a)
66.	43	P-82	Open Space	Road	12 (2) (d)
67.	45	P-84	Open Space	Central Business District-CBD	12 (2) (a)
68.	45	P-85	Open Space Garden	Road	12 (2) (d)
69.	47	P-86	Open Space	Multi Use Zone	12 (2) (a)
70.	48	P-87, P-88	Open Space	Garden	12 (2) (a)
71.	52	P-92	Residential Zone-1	Public Purpose Zone	12 (2) (a)
72.	52	P-93, P-94	Residential Zone-1	Road	12 (2) (d)
73.	53	P-95	Multi Use Zone	Open Space	12 (2) (a)
74.	53	P-96	Road	Open Space	12 (2) (d)
75.	54	P-97	Public Purpose Zone	Multi Use Zone	12 (2) (a)
76.	54	P-98	Road	Multi Use Zone	12 (2) (d)
77.	56	P-101	Road+Multi Use Zone+ Public Purpose Zone	Open Space	12 (2) (a)
78.	58	P-102	Road	Multi Use Zone	12 (2) (d)
79.	58	P-103	Road	Open Space	12 (2) (d)
80.	59	P-104	Road	Multi Use Zone	12 (2) (d)
81.	59	P-105	Road	Open Space	12 (2) (d)
82.	59	P-106	Public Purpose Zone	Multi Use Zone	12 (2) (a)
83.	60	P-107	Public Purpose Zone	Open Space	12 (2) (a)
84.	60	P-108	Road	Open Space	12 (2) (d)

2. The land earmarked as Pocket-6, Pocket-49, Pocket-50, Pocket-51, Pocket-55, are included in the SRDFCL boundary as shown in the accompanying plan.
3. The land earmarked as Pocket-5, Pocket-12, Pocket-13, Pocket-22, Pocket-37, Pocket-38, Pocket-39, Pocket-59, Pocket-68, Pocket-77, Pocket-78, Pocket-83, Pocket-89, Pocket-90, Pocket-91, Pocket-99, Pocket-100 are excluded from the SRDFCL boundary as shown in the accompanying plan.
4. The new roads earmarked as shown in column no.3 of width shown in column no.4 shall be proposed under section 12(2)(d) of the said Act, shown in table below;

Sr. No.	Plan No.	Proposed road nodes	Width of road
(1)	(2)	(3)	(4)
1.	10	A1-A2	12.00 mt.
2.	11	A3-A4	12.00 mt.
3.	11	A4-A5	6.00 mt.
4.	18	A6-A7, A8-A9	18.30 mt.
5.	18	A10-A11	6.19 mt.
6.	20	A12-A13	9.00 mt.
7.	21	A14-A15	12.00 mt.
8.	22	A16-A17	Riverfront Main Road
9.	24	A18-A19	9.00 mt.
10.	25	A20-A21	9.00 mt.
11.	30	A22-A23	18.00 mt.
12.	31 to 34	A24-A25-A26-A27	18.00 mt.
13.	35	A28-A29	18.00 mt.
14.	36	A30-A31	18.00 mt.
15.	37	A32-A33	15.00 mt.
16.	37	A33-A34	9.00 mt.
17.	37	A35-A36	24.00 mt.
18.	46	A37-A38	7.50 mt.
19.	54	A39-A40	9.00 mt.
20.	57	A41-A42-A43	18.00 mt.

Note: The Boundary of proposed modifications shown in accompanying plan shall prevail.

By order and in the name of the Governor of Gujarat,

PRAKASH DUTTA,

Officer on Special Duty & Ex-Officio
Joint Secretary to Government.

